

TOWN OF POLK
Plan Commission Minutes
April 8, 2010
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I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Albert Schulteis.

A. Pledge of Allegiance - Pledge of Allegiance was recited.

B. Official Meeting Notice - Chairman Schulteis reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

C. Roll Call - Members present: Chairman Albert Schulteis, Willard Heppe, Karen Reiter, Supervisor Theodore Merten, Marvin Kissinger, Robert Roecker, guest Supervisor Harold Groth, and Judy Stephenson, Zoning Secretary. Mark Peters was excused absence.

D. Approval of minutes for March 2, 2010 - Motion made by Karen Reiter to approve the March 2, 2010 minutes with the correction of the name Ronald on page two. Motion seconded by *Robert Roecker*. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Business Use for a Retail Auto Sales for owner, Michael Rice, 2136 N. Prospect, Milwaukee of United Automotive Group. Business location 4358 Hwy 60, Slinger, Wi 53086.

Plan Commission was recessed at 7:35 pm to allow time for Michael Rice to appear.
Plan Commission was reconvened at 7:52 pm.

Michael Rice stated that he wants to have a retail auto sales business at the Shell Gas Station property at 4358 Hwy 60 similar to the retail auto sales that was there previously. Karen Reiter stated that wall sign attached to the building cannot exceed 500 sq. ft. She further stated that the ground sign cannot be in the vision triangle nor can it interfere or block the view of oncoming traffic for people entering and exiting the business driveway; sign must be lower than 2.5 ft. or above 10 ft. in height. Karen Reiter also stated that the ground sign cannot exceed 20 ft. in height nor exceed 50 sq. ft. in area on one side and sign may not be placed closer than one foot from the road right-of-way. Judy Stephenson stated that Mr. Rice would need to apply for a sign permit and provide specifications as to size, location, materials to be used and appearance of the two signs.

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Judy Stephenson stated that the streamers could not be attached to the utility poles which are located in the right-of-way. Mr. Rice stated that he may want to have the ground sign read "we buy cars running or not" so that if a car breaks down on the highway they could be taken off the street. He further stated that he has a mechanic friend operating out of Neosho who repairs cars and would come and haul cars away - the broken down cars would only be on the lot overnight and would not exceed two in number. Further discussion was held. Mr. Rice asked about LED lights, Christmas tree type, for on the building. Willard Heppe asked how many other businesses United Automotive Group operated and if there had been any complaints. Mr. Rice stated he owned Rice Motors in Waukesha and there had not been any complaints. Mr. Heppe further stated that no lights could shine onto the traveling public.

Motion made by Karen Reiter and seconded by Robert Roecker to recommend to the Town Board approval of the Business Use for a Retail Auto Sales at 4358 Hwy 60 for Michael Rice with the following conditions; 1) maximum of 15 cars 2) not more than 2 damaged cars and these only to be on the lot overnight before being towed away 3) no more than 500 sq. ft. on the wall sign 4) maximum of 50 sq. ft on a ground sign no higher than 20 ft. with nothing in the vision triangle which is the space between 2 ½ ft and 10 ft . 5) only LED lights permitted on the building and may not shine into traffic 6) no auto repairs are permitted on the property 7) streamers are only permitted on poles owned by the property owner and only with his permission. 8) A building permit approved and issued by the Building Inspector is required for all signs. All voted in favor and the motion passed.

D. Zoning Violations -. none

IV. Other Business

- A. Correspondence - none .
- C. Board of Appeals - none.
- D. Building Inspector's Report - none.

V. Adjournment - Motion made by Karen Reiter and seconded by *Robert Roecker* to adjourn. All voted in favor and the meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary